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# CITY of LAS VEGAS

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August 31, 1998

Mr. Howard Bulloch  
The Howard and Cristi Bulloch Family Trust  
2950 South Rancho Drive, Suite #200  
Las Vegas, Nevada 89102

RE: ABEYANCE ITEM - Z-37-98 - REZONING

Dear Mr. Bulloch:

The City Council at a regular meeting held August 10, 1998 APPROVED the request for a Rezoning on property located on the northeast corner of Via Olivero Avenue and Monte Cristo Way From: R-E (Residence Estates) To: R-PD2 (Residential Planned Development - 2 Units Per Acre), PROPOSED USE: 10 SINGLE FAMILY DWELLINGS, Size: 5.31 Acres. The Notice of Final Action was filed with the Las Vegas City Clerk on August 11, 1998. This approval is subject to:

1. The development shall consist of a maximum of 9 equivalent lots.
2. The final project shall be subject to a site design review.
3. The casitas shall not include kitchenettes.
4. Provide a six foot high decorative perimeter block wall, in accordance with the requirements of Title 19A and the Las Vegas Urban Design Guidelines and Standards. The wall shall be set back a minimum of four feet to allow for perimeter landscaping along Monte Cristo Way and O'Bannon Drive.
5. Install 24 inch box trees 30 feet on center with shrubs and ground cover in the landscape planters along the street frontages. The use of drought tolerant landscaping is encouraged.

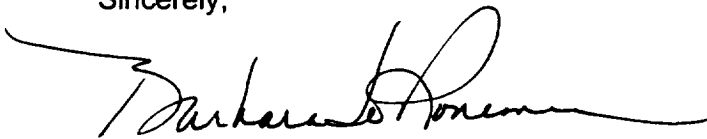


6. Dedicate 30 feet of right-of-way adjacent to this site for Via Olivero Avenue, 30 feet for Monte Cristo Way, 30 feet for O'Bannon Drive, a 15 foot radius on the northeast corner of Via Olivero Avenue and Monte Cristo Way and a 15 foot radius on the southeast corner of O'Bannon Drive and Monte Cristo Way as required by the Department of Public Works.
7. Construct half-street improvements including appropriate overpaving (where legally able) on Via Olivero Avenue, Monte Cristo Way and O'Bannon Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. Gated entry drives shall be designed, located and constructed in accordance with Standard Drawing #222A as required by the Department of Public Works.
9. Contribute \$8,000 for the future upgrading of the existing traffic signal system at the intersection of Tenaya Way and Sahara Avenue prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved Drainage Plan/Study.
11. A Resolution of Intent.
12. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.

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16. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
17. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
18. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
20. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

Sincerely,



BARBARA JO RONEMUS *BJR*  
City Clerk

/ac

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services  
Land Development Services

Mr. Richard Welch  
Trophy Homes  
8100 W. Charleston Blvd, Suite #200  
Las Vegas, Nevada 89117

Mr. Chai Savanapridi  
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Las Vegas, Nevada 89130